

FARMERSVILLE ECONOMIC DEVELOPMENT CORPORATION

MINUTES

February 17th, 2010

The Farmersville Economic Development Corporation met in regular session on February 17th, 2010 at 12:00 p.m. at the City of Farmersville Best Center with the following members present: Joe Helmberger, Craig Overstreet, Stefanie Hurst, Robbie Tedford, and Eddy Daniel. Council member present was Councilman Bobby Bishop. Staff members present were City Manager John Moran and Finance Director Daphne Hamlin. Special guest also recognized was Mr. John Hudspeth, with the Texas Department of Transportation and Randal Shinn with Shinn Real Estate.

CALL TO ORDER

Joe Helmberger convened the meeting at 12:00 p.m. and announced that a quorum was present.

RECOGNITION OF CITIZENS/VISITORS

Mr. John Hudspeth with the Texas Department of Transportation and Randal Shinn with Shinn Real Estate.

RECEIVE REPORT ON STATUS OF THE STATE HIGHWAY 380 RECONSTRUCTION PROJECT

Mr. John Hudspeth updated the 4A Board on the construction of the US Highway 380 project. Crews have begun the overlay with mill and fill and should be complete in the next week of two weather permitting.

Phase I already six months into the contract with a completion date of October 2011. As soon as traffic is moved over construction will begin.

Phase II plans are complete. A utility meeting was held 2 weeks ago making sure everyone was on track with the project. Had a few issues on gas line and drainage issues. Regarding right-of-ways, TxDOT has possession of all right-of-ways except for 1 parcel and they have begun condemnation proceedings on that parcel. All right-of-way acquisition will be complete by mid spring 2010.

Phase II Depending on right-of-ways and utility relocation a construction start date of June/July 2010.

Still no firm agreement on Kansas City Railroad. Should have alignment back to KSC for approval tomorrow.

DISCUSSION AND POSSIBLE ACTION ON THE DESIGN OF THE US HIGHWAY 380 /SOUTH MAIN STREET BRIDGE

Mr. John Hudspeth handed out layout of the US Highway 380/South Main Street bridge design. Bridge height on US Highway 380/South Main Street Bridge will be 16'6". Mr Helmberger asked what TxDOT needs from the City to add aesthetically pleasing features to the bridge facade. Mr. Hudspeth stated it may be possible to build a signature bridge and will get with the Patrick Haigh of his office. He will report back on progress at the next scheduled meeting on what can be done.

RECEIVE REPORT FROM RANDAL SHINN ON THE PROPOSED INTERMODAL HUB FACILITY IN EASTERN COLLIN COUNTY

Randal Shinn addressed the board regarding a proposed Intermodal Hub facility in Eastern Collin County. Mr Shinn handed out facts about the proposed Intermodal Hub facility and feasibility study. According to the study this will generate 30-35,000 jobs. Since US Highway 380 will be improved and the outer loop will be constructed Farmersville would be an ideal location for the facility. Mr. Shinn suggested that if 4A were interested they should put together a committee to create a presentation to sell Farmersville as an ideal location for the facility.

On a motion by Robbie Tedford and Second by Craig Overstreet 4A voted to pursue the construction of the proposed Intermodal Hub facility in the Farmersville area. Motion carried unanimously.

RECEIVE REPORT FROM CITY MANAGER, JOHN MORAN CONCERNING TAX INCENTIVES/ABATEMENTS/ZONES THAT EXIST FOR FARMERSVILLE.

City Manager, John Moran addressed the board on tax incentives/abatements/zones that are available for the City of Farmersville. One example is TIPS (you freeze property tax at a certain level). Another example is a Municipal Development District (MUD) which allows the City to collect property tax on businesses in our ETJ (extraterritorial jurisdiction). This is something to keep in mind as the US Highway 380 project progresses. Mr. Moran suggested 4A's best option would be to purchase land along US Highway 380 for future development. Another suggestion was to possibly attract a hotel or motel since the City already has in place Hotel/Motel tax. Mr. Moran suggested that 4A contact Buxton, Specialist Economic Development Consultant to assist in development planning. Mr. Moran will contact Buxton to address the board at our next scheduled meeting. Mr. Moran also stated that he would check into what needs to be done ordinance wise to make incentives available to potential developers.

DISCUSSION AND POSSIBLE ACTION ON BUSINESS IMPROVEMENT GRANT PROGRAM MODELED AFTER SAME AT THE CITY OF LORENA

Farmersville Economic Board 4A is researching the possibility to attract and keep businesses in Farmersville by pursuing any grants available. Mr. Moran City Manager of Farmersville handed out a Business Improvement Grant Policy and Guidelines used by City of Lorena. Mr. Moran is to verify if 4A can pursue same projects as 4B in our next scheduled meeting.

DISCUSSION AND POSSIBLE ACTION ON CONTINUED NEED TO CONTRACT FOR POSITION OF PUBLIC RELATIONS SPECIALIST.

After discussion regarding Public Relation Specialist no action was taken at this time. Current Public Relation Specialist to concentrate on advertising and press releases. Use on an as needed basis.

DISCUSS AND APPOINT ECONOMIC DEVELOPMENT MEMBERS FOR BOARD MEETINGS OF COLLIN COLLEGE, NTMWD, COLLIN COUNTY AREA REALTORS AND THE COMMISSIONER'S COURT

The Board composed a schedule of the meetings for members to volunteer as follows:

NTMWD – Joe Helmberger

Collin College – Craig Overstreet

Commission's Court – Eddy Daniel

Collin Co Area Realtor Meeting – Robbie Tedford

The Board will continue to review the schedule on a monthly basis.

CONSIDER RECOMMENDATION FROM THE FARMERSVILLE MARKETING TEAM OF APPOINTING ONE NEW TEAM MEMBER FROM 4A

ITEMS FOR PAYMENT APPROVED

- 1 Lunch, Victors, \$83.40
- 2 Farmersville Chamber of Commerce, \$1,000.00
- 3 City of Farmersville, Adah Leah Wolf, \$875.00

Motion made by Eddy Daniel to approve invoices as listed for payment, second by Craig Overstreet, all in favor.

FINANCIAL STATEMENTS OF JANUARY 2010

On a motion by Robbie Tedford and a second by Stefanie Hurst, to approve financials for January 2010. Motion carried unanimously.

MEETING MINUTES OF JANUARY 20th, 2010

On a motion by Craig Overstreet and a second by Eddy Daniel, the Board approved the meeting minutes of January 20th 2010.. Motion carried unanimously.

DISCUSSION IN CONTEMPLATION OF PLACING ITEMS ON FUTURE AGENDA

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ADJOURNMENT

The Board adjourned at 1:15 p.m.

Joe Helmberger, President

ATTEST:

Stefanie Hurst, Secretary